

Ownership Description				Assessment Summary																							
Name: COOKSON, GERALD BRIAN & TRACY LYNETTE 381 SUNDOWNER RANCH AVE PRAIRIE GROVE AR 72753 Subd.: 10237 SUNDOWNER S/D PH 2B S-T-R: 17-15-31 Acres: T.D.: 231 PRAIRIE GROVE SCH, PG Location: 381 SUNDOWNER RANCH AVE Legal:				Type: RI Res.Impr Taxable: OF Own-Full Neigh: PGRES03 Owner: 26294 Status: Block: Tax Status: Lot: 336		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>2023</td> <td>20%</td> <td>2022</td> <td>20%</td> </tr> <tr> <td>Land</td> <td>40,000</td> <td>8,000</td> <td>30,000</td> <td>6,000</td> </tr> <tr> <td>Bldgs</td> <td>257,800</td> <td>51,560</td> <td>135,050</td> <td>27,010</td> </tr> <tr> <td>Total</td> <td>297,800</td> <td>59,560</td> <td>165,050</td> <td>33,010</td> </tr> </table>		Year	2023	20%	2022	20%	Land	40,000	8,000	30,000	6,000	Bldgs	257,800	51,560	135,050	27,010	Total	297,800	59,560	165,050	33,010
Year	2023	20%	2022	20%																							
Land	40,000	8,000	30,000	6,000																							
Bldgs	257,800	51,560	135,050	27,010																							
Total	297,800	59,560	165,050	33,010																							
				Review Record																							
				Date	By	Reason	Land	Buildings	Total																		
				7/3/2023	MDH	RV	40,000	257,800	297,800																		
				2023 REAPPRAISAL																							
				1/22/2021	KNM	IN	30,000	135,050	165,050																		
				FOR 2020 CORRECTED FLOORC KNM 1-22-21																							
				7/3/2020	MDH	RV	30,000	135,950	165,950																		
				2020 REAPPRAISAL																							
				7/6/2017	JJC	BP	25,000	133,650	158,650																		
				FOR 2017: NEW DWELLING																							
				6/21/2016	DWB	IN	25,000		25,000																		
				FOR 2016 DD REMOVED DUE TO SALE 06/21/16 DWB																							
				8/27/2015	DWB	IN	15,000		15,000																		
				FOR 2015 DD OF 40% GIVEN TO SITE																							

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input checked="" type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
2/24/2017		NC New Cons	FOR 2017: NSFR 100% COMPLETE. 1/31/17 JJC

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
6/18/2024	2024-15132		381,000	WD	COOKSON, GERALD B & TRACEY L	JBF 6-24-2024 // Imported from Just Appraised
11/30/2017	2017-36424		177,500	WD	BAIRE, DAVID J	KNM 12-5-2017
11/14/2016	2016-33817		164,900	WD	BIERMAN, DUANE ALAN & GABRIELLE ALEDCM	11-16-2016
4/7/2016	2016-9255		14,000	WD	BOYD, STEVE & ANITA	TLM 04/12/2016

Land Record											805/805-21379-000				
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000			.000	40000.00						40,000		
							0.000								

Total: 40,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	1,612	1,612	3+5	7	2016	A	265,680	94	249,738			249,738		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													8,086			
Total													257,800			

Ext Wall	Roof Type	Sketch Area	Building Computation									
MASONVEN	<input type="checkbox"/> Hip		Base Price			36.52						
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.050								
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	1.000								
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.000								
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.050							
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		38.35							
Foundation	<input type="checkbox"/> Dormer		Total Base SF		1,612							
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		61,820							
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		Adjustments to Base									
<input checked="" type="checkbox"/> Slab	Roof Cover		Item	S.F./Qty	Rate	Total						
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	1,612									
Floor Struct	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	1,612									
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor										
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Ins Wall										
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	Ins Ceiling										
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Heat & Cool	1,612	3.07	4,949							
Insulation	<input type="checkbox"/> Other	Floor Cover	1,128	5.64	6,362							
<input type="checkbox"/> Floor	Plumbing	Roof Cover	1,612									
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing		632.00								
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace	1	1319.00	1,319							
Heat/Cool	Extra	Basement										
<input type="checkbox"/> None	Fireplaces	FLOORC C	484	1.78	862							
<input type="checkbox"/> Hot Air/F	Type 1SF	Base Structure and Additive Items										
<input type="checkbox"/> F/W Furn	Count 1	Item	Area	Rate	Factor REL	Total	NC	HS				
<input checked="" type="checkbox"/> Central		A MN	1612	36.52	1.050	61,820						
<input type="checkbox"/> Elec Base		B MFA	400	16.13	1.000	6,452						
<input type="checkbox"/> Elec Ceil		C OP	35	13.92	1.000	487						
<input type="checkbox"/> Other		D SEP	138	15.16	1.000	2,092						
Floor Cover		Outbuildings and Yard Improvements										
<input type="checkbox"/> None	Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
<input type="checkbox"/> Softwood	CDW		17	28			2.00	1.000	94	895		
<input type="checkbox"/> HW Sheath	WF6		190				9.36	1.000	94	1,672		
<input type="checkbox"/> HW Parq	MP					2022	.00N	1.000				
<input type="checkbox"/> Linoleum												
<input type="checkbox"/> CarpetTile												
<input checked="" type="checkbox"/> Cer Tile												
<input type="checkbox"/> Stone												
<input type="checkbox"/> Other												
Basement												
<input type="checkbox"/> Unfinished												
<input type="checkbox"/> Finished												
<input type="checkbox"/> Fin Part												
Total										2,567		

Total of Above 84,343
 Market Adjustment 3,150
 Total Structure RCN 265,680
 Inspected: MWR 9/15/2022 Contact: MR
 Revisited: Int.Est?:
 Entered: CHB 9/26/2022 Sk. File:
 Printed: 8/25/2025 Status: